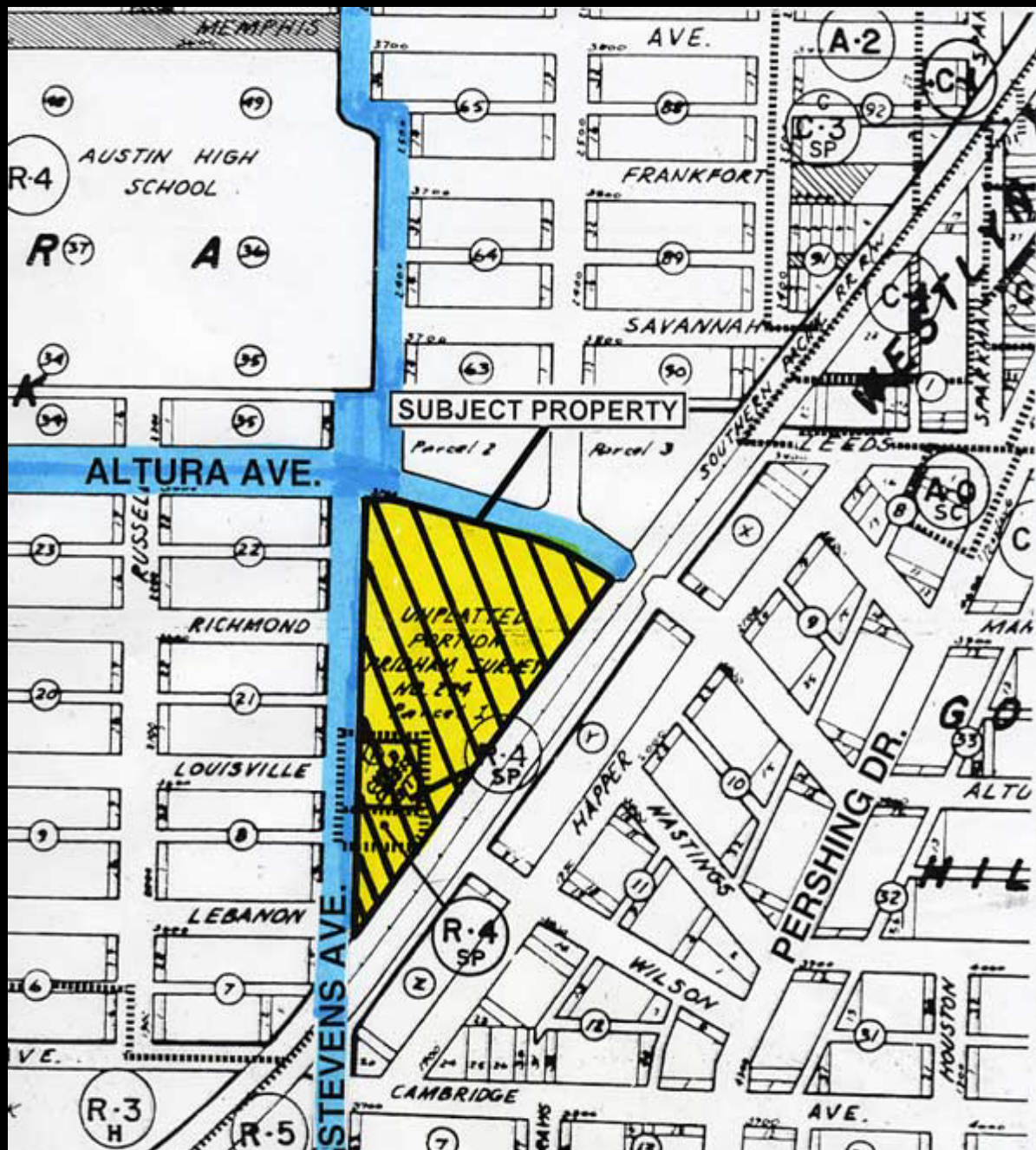


ZON04-00006 & ZON04-00007



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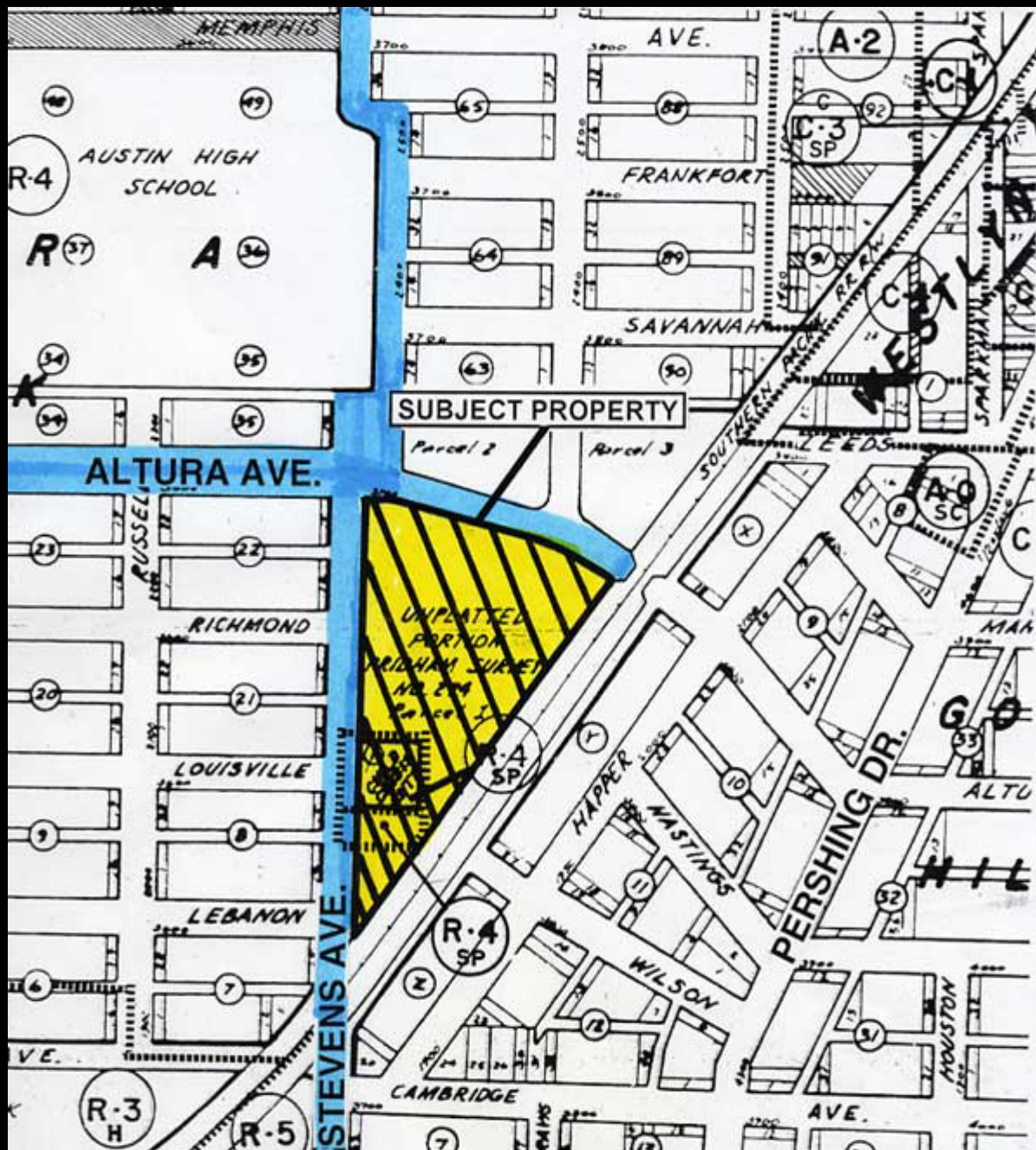
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ZON04-00006 & ZON04-00007



ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00007 TO SATISFY PARKING REQUIREMENTS FOR PARCEL I, DESCRIBED AS A PORTION OF PRIDHAM SURVEY NO. 274, EL PASO, EL PASO COUNTY, TEXAS; BY ALLOWING OFF-SITE OFF-STREET PARKING ON PARCEL II, DESCRIBED AS A PORTION OF PRIDHAM SURVEY NO. 274, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.040. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, the YWCA and the **El Paso Center for Children** have applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code to allow the off-street parking requirements of Section 20.64.170 to be satisfied off-site;

WHEREAS, the requirements of Section 20.64.170 have been satisfied; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That Parcel I (YWCA), which is described as a *Portion of Pridham Survey No. 274, El Paso, El Paso County, Texas*, as further described by metes and bounds in the attached Exhibit A, is in an R-4 (Residential) District which requires nineteen (19) off-street parking spaces under Section 20.64.170 of the El Paso Municipal Code;

2. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code so that the off-street parking requirements described in Paragraph 1 of this Ordinance may be satisfied off-site (nineteen spaces) as described in Paragraph 3 of this Ordinance;

3. That Parcel II (El Paso Center for Children), which is described as a *Portion of Pridham Survey No. 274, El Paso, El Paso County, Texas*, as further described by metes and bounds in the attached Exhibit B, is in an R-4 (Residential) District and is located on a separate site from the property described in Paragraph 1 of this Ordinance;

4. That the City Council hereby grants a Special Permit under Section 20.14.040 so that the property described in Paragraph 3 of this Ordinance may be used as off-site, off-street parking in order to satisfy the parking requirements described in Paragraph 1 of this Ordinance;

5. That this Special Permit is issued subject to the development standards in the R-4 (Residential) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "C" and is incorporated herein by reference for all purposes;

6. That if at any time the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00007**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

7. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this **6th** day of **April, 2004**.

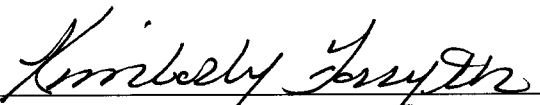
THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:



Kimberly Forsyth, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

AGREEMENT

The YWCA, the Applicant referred to in the above Ordinance, and the El Paso Center for Children, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan and in accordance with the standards identified in the R-4 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2004.

By: Cindy Nance
YWCA

By: Sandy Rioux
El Paso Center for Children

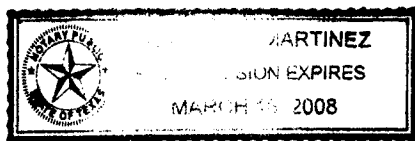
ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 4th day of March, 2004, by Cindy Nance for the YWCA and Sandy Rioux for the El Paso Center for Children.

My Commission Expires:

Beatriz G. Martinez
Notary Public, State of Texas
Notary's Printed or Typed Name:
BEATRIZ G. MARTINEZ



Being a portion of Pridham Survey No. 274
 City of El Paso, El Paso County, Texas
 Prepared for: Y.W.C.A.
 March 9, 2004
 (PARCEL 1)

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Pridham Survey No. 274, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument on the centerline of Altura Avenue bearing South 90°00'00" East a distance of 35.00 feet from the centerline intersection of Altura Avenue and Stevens Road, thence South 00°00'00" East a distance of 35.00 feet to a found PK nail on the intersection of the southerly right-of way line of Altura Avenue with the easterly right of way line of Stevens Road for The "TRUE POINT OF BEGINNING".

Thence along southerly right-of-way line of Altura Avenue South 90°00'00" East a distance of 59.63 feet to a found x chiseled on concrete curb;

Thence continuing said right-of-way line South 76°45'00" East a distance of 140.73 feet to a point;

Thence leaving said right-of-way line South 13°15'00" West a distance of 52.13 feet to a point;

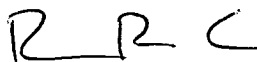
Thence South 18°13'54" West a distance of 196.23 feet to a point;

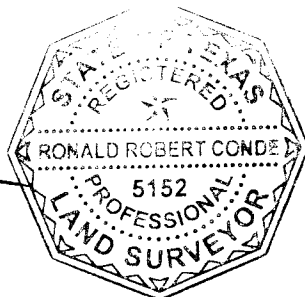
Thence North 71°37'15" West a distance of 129.90 to a chiseled x on concrete curb on the easterly right-of way line of Stevens Road;

Thence along said right-of-way line North 00°00'00" West a distance of 228.42 feet to the "TRUE POINT OF BEGINNING" and containing in all 0.918 acres of land more or less.

Note:

Bearings based on warranty deed in volume 1664, page 1109, Real property records of El Paso, Texas


 Ron R. Conde
 R.P.L.S. No. 5152



job #903-14 R.C.
 LGL-0620245.LGL

CONDE, INC.
 ENGINEERING / LAND SURVEYING / PLANNING
 1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Being a portion of Pridham Survey No. 274
 City of El Paso, El Paso County, Texas
 Prepared for: Y.W.C.A.
 March 9, 2004
 (PARCEL 2)

Exhibit "B"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Pridham Survey No. 274, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing City Monument on the centerline of Altura Avenue bearing South 90°00'00" East a distance of 35.00 feet from the centerline intersection of Altura Avenue and Stevens Road, thence South 71°06'57" East a distance of 207.80 feet to a point in the southerly right-of way of Altura Avenue for The "TRUE POINT OF BEGINNING".

Thence continuing along said right-of-way line the following five courses:

South 76°45'00" East a distance of 83.98 to a point;

South 67°02'17" East a distance of 249.09 to a point;

North 36°40'48" East a distance of 20.00 to a point;

21.81 feet along the arc of a curve to the right whose radius is 400.00 feet whose interior angle is 03°07'28" whose chord bears South 55°22'44" East a distance of 21.81 feet to a point;

South 53°49'00" East a distance of 72.89 to a point on the westerly boundary line of a Southern Pacific Railroad right of way;

Thence along said boundary line South 36°06'00" West a distance of 1012.30 feet to a point on the easterly right-of-way line of Stevens Road;

Thence along said right-of way line North 00°00'00" West a distance of 777.57 to a point;

Thence leaving said right-of way line South 71°37'15" East a distance of 129.90 to a point;

Thence North 18°13'54" East a distance of 196.23 to a point;

Thence North 13°15'00" East a distance of 52.13 feet to the "TRUE POINT OF BEGINNING" and containing in all 6.280 acres of land more or less.

Note:

Bearings based on warranty deed in volume 1664, page 1109, Real property records of El Paso County, Texas

R.R.C.
 Ron R. Conde
 R.P.L.S. No. 5152
 Job No. 903-14-1 R.C.
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